

Item # _____

Prepared by: Gloria Kelly
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF ELEVEN (11) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 0501, 0203, 0403, 0404, 0405, AND 0406, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$24,800.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired ELEVEN (11) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 0501, 0203, 0403, 0404, 0405, and 0406, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit “A”, and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit “A”, as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said ELEVEN (11) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned ELEVEN (11) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 0501, 0203, 0403, 0404, 0405, and 0406, to the identified purchasers for the sale prices listed in said Exhibit “A”, collectively totaling \$24,800.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of ELEVEN (11) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 0501, 0203, 0403, 0404, 0405, and 0406. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these ELEVEN (11) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

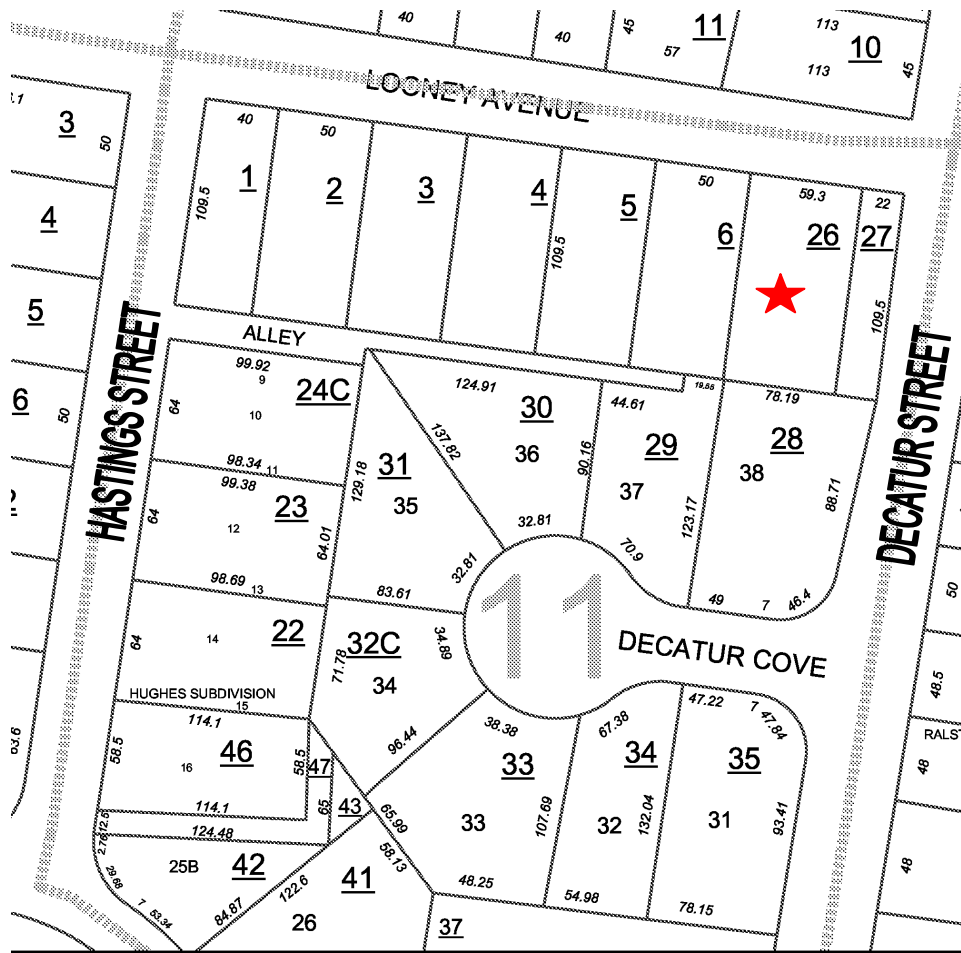
EXHIBIT "A"									
Exhibit #	TAX SALE	WBP	ADDRESS LOT SIZE	Zoning Code	Total Taxes and Fees	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
348	0501	01103900000080	Walnut St. 22' x 78'	I-L	\$817.77	Ornetha Butler	\$500.00	\$300.00	Investment
349	0501	01103900000090	Walnut St. 22' x 78'	I-L	\$817.77	Ornetha Butler	\$500.00	\$300.00	Investment
302	0404	011039000000200	766 Fleet St. 47' x 70'	I-L	\$10,016.43	Ornetha Butler	\$1,000.00	\$500.00	Investment
1307	0405	021011000000260	985 Looney Ave. 59' x 109'	R-D	\$9,981.70	Hattie Watkins & Diane Donald	\$5,000.00 Duplex	\$4,000.00	Investment
4110	0404	034034000000190	1598 Ely St. 37' x 80'	RS-6	\$4,269.76	Trustees Faithful Baptist Church	\$1,500.00	\$1,000.00	Church Property
11248	0005	037018000000070	2857 Harvard Ave. 25' x 104'	RES	\$5,599.14	Binghampton Development Corporation	\$1,500.00	\$1,000.00	Investment
6802	0203	042037000000520	2341 Dexter Ave. 40' x 110'	R-D	\$6,721.78	Eddie Starks	\$4,000.00 House	\$3,000.00	Investment
6627	0406	043018000000020	2951 Mt. Olive Ave. 40' x 120'	C-L	\$140,104.10	Trustees Sold Out Truthful Ministries	\$4,000.00 Comm. Bldg.	\$7,000.00 Bid Off	Investment
6739	0406	043025000000090	Heard Ave. 80' x 125'	R-D	\$5,625.19	Chad Dunner	\$4,000.00	\$4,000.00	Investment
7508	0406	047080000000110	2703 Browning 50' x 153'	RS-6	\$6,334.60	Sonja Ware – Boyd	\$2,500.00	\$2,500.00	Investment
8603	0403	052071000000160	666 Glankler St. 38' x 110'	R-D	\$6,264.35	Trustees New Galilee Missionary Baptist Church	\$1,800.00	\$1,200.00	Church Property
11 Properties							Total	\$24,800.00	

Ward 11



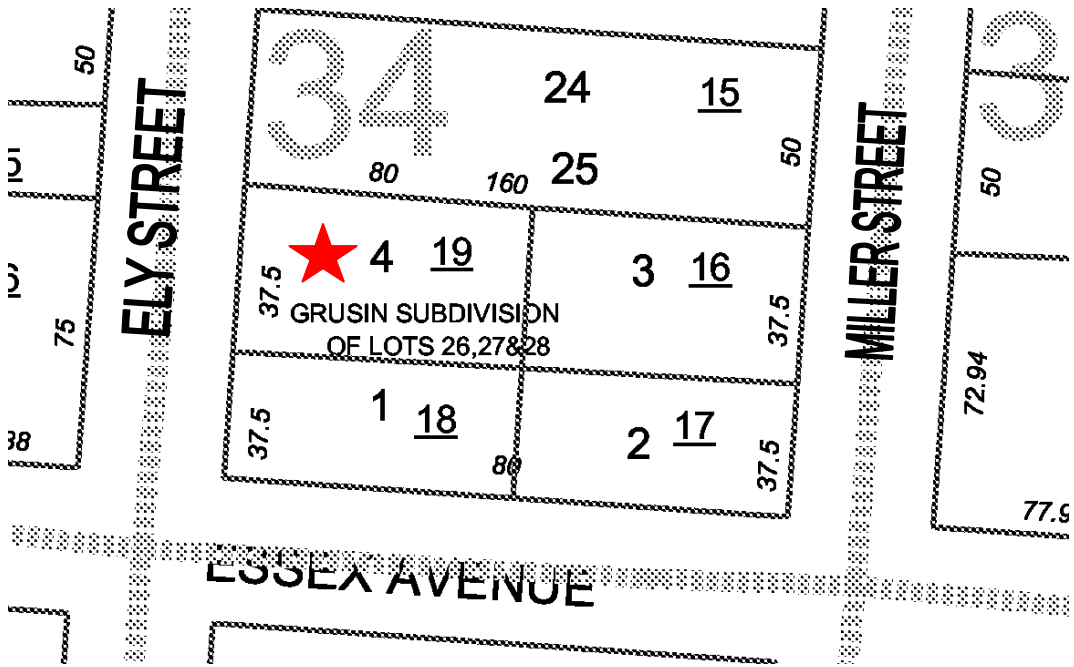
011 0390 0 00008 0 / 011 0390 0 00009 0 / 011 0390 0 00020 0

Ward 21



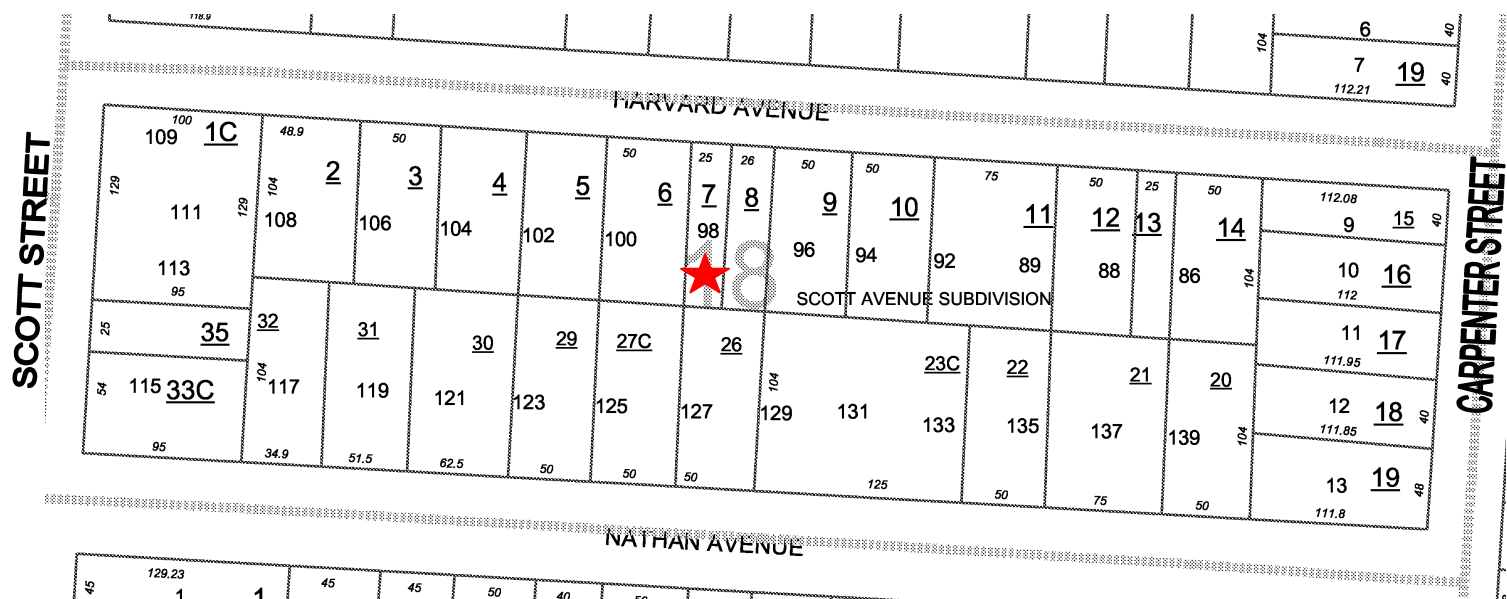
021 0110 0 00026 0

Ward 34



034 0340 0 00019 0

Ward 37



037 0180 0 00007 0

Ward 42

													SECTION "H"		
													PB. 9, PG. 7		
DEXTER AVENUE															
⁴⁰ <u>48</u>	<u>49</u>	<u>50</u>	<u>51</u>	<u>52</u>	<u>53</u>	<u>54</u>	<u>55</u>	<u>56</u>	<u>57</u>	<u>58</u>	<u>59</u>	<u>60</u>			
¹¹⁰ 1	2	3	4	5	6	7	8	9	10	11	12	13			
<u>108</u>	<u>107</u>	<u>106</u>	<u>105</u>	<u>104</u>	<u>103</u>	<u>102</u>	<u>101</u>	<u>100</u>	<u>99</u>	<u>98</u>	<u>97</u>	<u>96</u>			
¹¹⁰ 60	59	58	57	56	55	54	53	52	51	50	49	48	PA		
⁴⁰															
VANDALE AVENUE															
⁴⁰ <u>111</u>	<u>112</u>	<u>113</u>	<u>114</u>	<u>115</u>											
¹¹⁰															

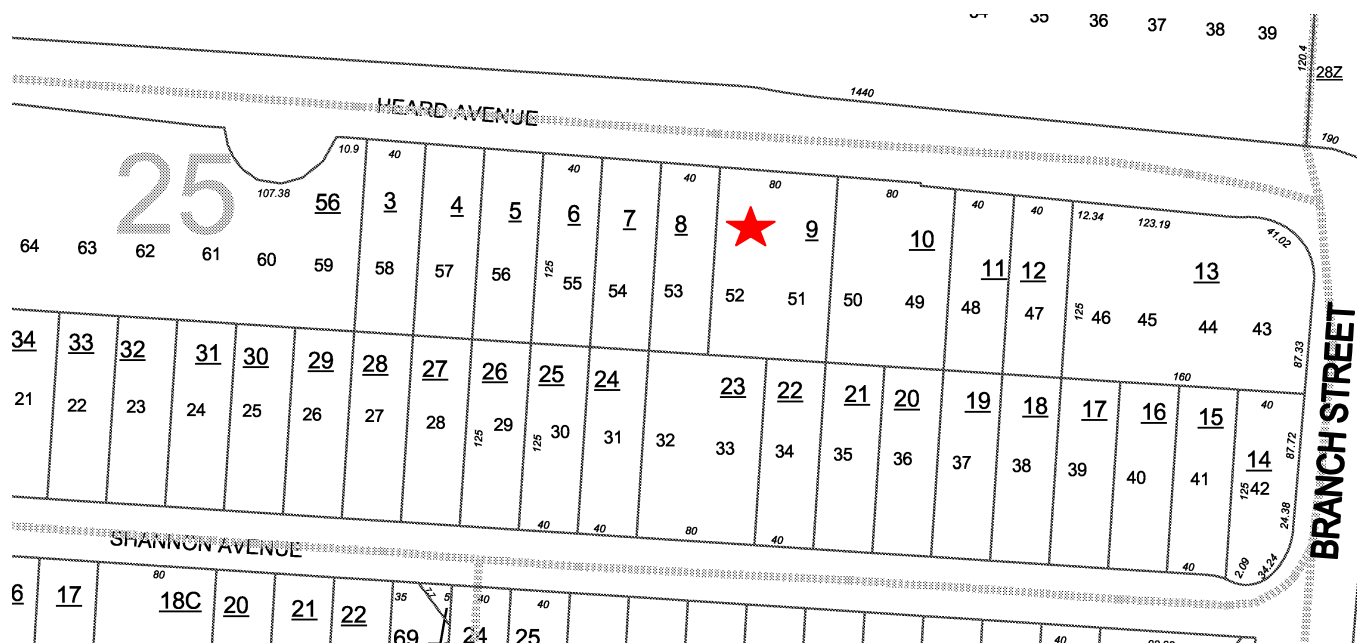
042 0370 0 00052 0

Ward 43



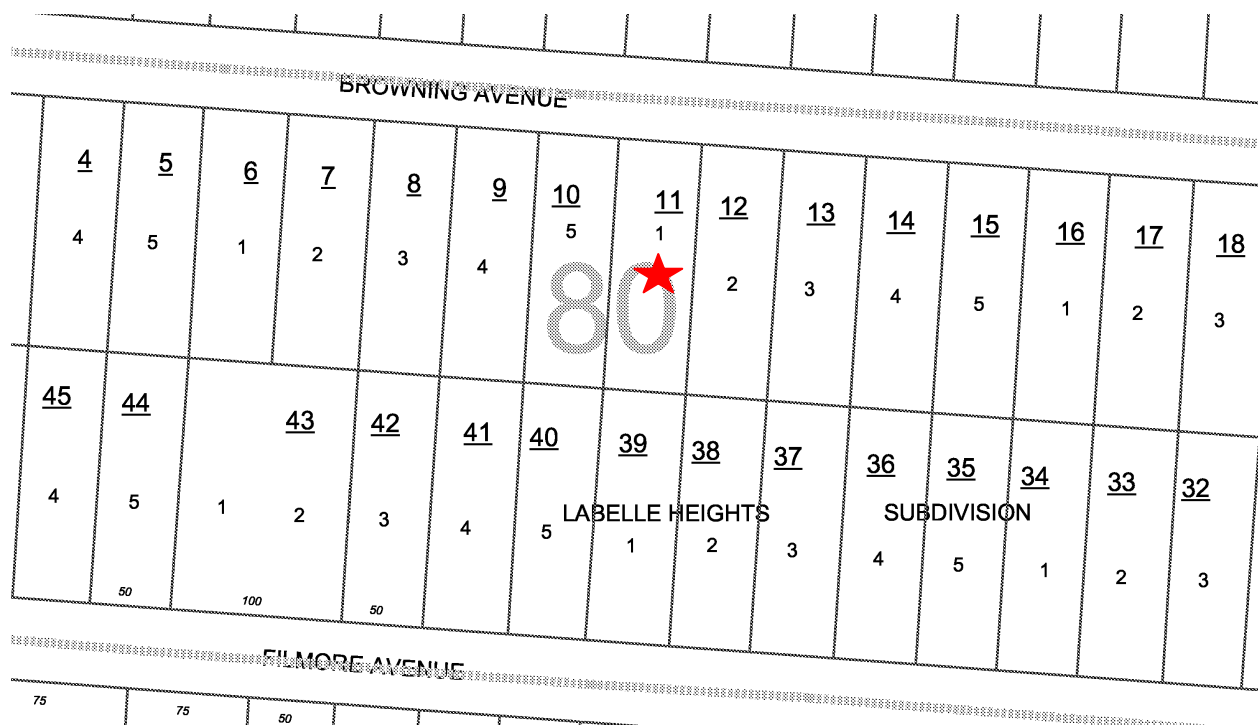
043 0180 0 00002 0

Ward 43



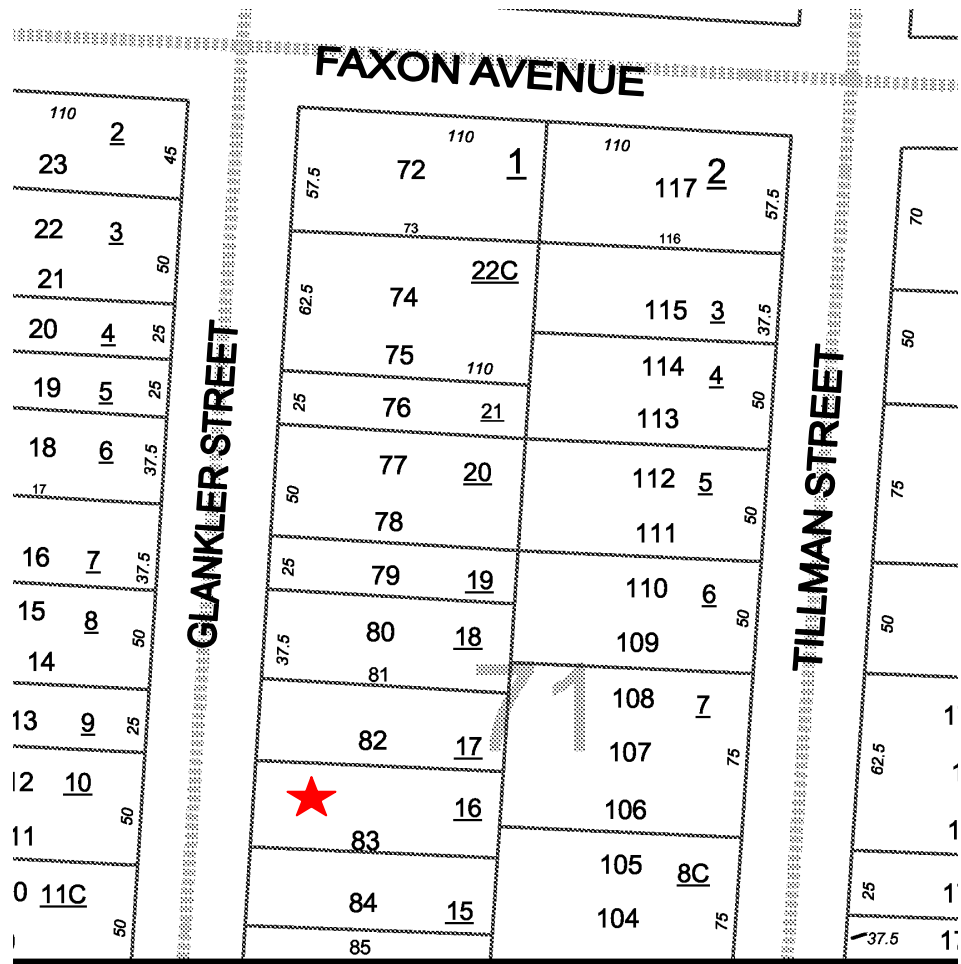
043 0250 0 00009 0

Ward 47



047 0800 0 00011 0

Ward 52



052 0710 0 00016 0